



CITY OF BURNET

PLANNING AND ZONING

ITEM BRIEF

Meeting Date

January 5, 2026

Agenda Item

Public hearing and action: Ordinance No. 2026-01: L. Kimbler

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BURNET, TEXAS, AMENDING ORDINANCE NO. 2021-01 AND THE OFFICIAL ZONING MAP OF THE CITY BY REZONING PROPERTY KNOWN AS 1100 BUCHANAN DRIVE FROM ITS PRESENT DESIGNATION OF SINGLE-FAMILY RESIDENTIAL – DISTRICT “R-1” TO A DESIGNATION OF LIGHT COMMERCIAL – DISTRICT “C-1” WITH A CONDITIONAL USE PERMIT TO ALLOW FOR “AUTOMOBILE REPAIR”; AND PROPERTY KNOWN AS 707 BUCHANAN DRIVE FROM ITS PRESENT DESIGNATION OF SINGLE-FAMILY RESIDENTIAL – DISTRICT “R-1” TO A DESIGNATION OF GOVERNMENT – DISTRICT “G”; PROVIDING CUMULATIVE, REPEALER AND SEVERABILITY CLAUSES; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE

1. Staff Presentation
2. Public Hearing
3. Discuss and considering action

Information

This request is a city-initiated request to bring the properties into compliance with the current zoning code.

In the continued effort to clean up the zoning map to ensure each property is zoned appropriately for the use as well as the surrounding area, staff is bringing this request forward for consideration.

Public Notification

Written notices were mailed to 17 surrounding property owners within 200 feet of the subject property. There have been zero responses in favor and zero responses in opposition.

Recommendation

Open the public hearing. At the conclusion of the public hearing, discuss and consider the draft ordinance.

This aerial map displays a residential neighborhood with various zoning districts. The 'SUBJECT PROPERTY' is highlighted with a red rectangle and labeled 'R-1'. Surrounding properties are labeled with zoning codes: R-1, C-1, G, R-2A, and A. Buchanan Drive is visible at the bottom.

Exhibit B – Location and Current Zoning

707 BUCHANAN DRIVE



ORDINANCE NO. 2026-01

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BURNET, TEXAS, AMENDING ORDINANCE NO. 2021-01 AND THE OFFICIAL ZONING MAP OF THE CITY BY REZONING PROPERTY KNOWN AS 1100 E BUCHANAN DRIVE FROM ITS PRESENT DESIGNATION OF SINGLE-FAMILY RESIDENTIAL – DISTRICT “R-1” TO A DESIGNATION OF LIGHT COMMERCIAL – DISTRICT “C-1” WITH A CONDITIONAL USE PERMIT TO ALLOW FOR “AUTOMOBILE REPAIR”; AND PROPERTY KNOWN AS 707 BUCHANAN DRIVE FROM ITS PRESENT DESIGNATION OF SINGLE-FAMILY RESIDENTIAL – DISTRICT “R-1” TO A DESIGNATION OF GOVERNMENT – DISTRICT “G”; PROVIDING CUMULATIVE, REPEALER AND SEVERABILITY CLAUSES; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City Council, by the passage and approval of Ordinance No. 2021-01, affixed the zoning classifications for each and every property located within the city in accordance with the Official Zoning Map as approved with said ordinance; and

WHEREAS, the purpose of this Ordinance is to amend the Official Zoning Map by amending the zoning classification of the Real Property (“Property”) described herein; and

WHEREAS, the Planning and Zoning Commission, after conducting a public hearing on the matter, deliberated the merits of the proposed amendment of zoning classification and has made a report and recommendation to City Council; and

WHEREAS, in passing and approving this ordinance it is legislatively found the Planning and Zoning Commission and City Council complied with all notice, hearing and meetings requirements set forth in Texas Local Government Chapter 211; Texas Government Code Chapter 551, the City Charter; and Chapter 118, of the Code of Ordinances; and

WHEREAS, City Council, after considering the testimony and comments of the public, reports and recommendations of City Staff and the Planning and Zoning Commission, and the deliberation of its members, by passage and approval of this Ordinance hereby determines the action taken herein is meritorious and beneficial to the public health, safety, and welfare.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BURNET, TEXAS, THAT:

Section One. Findings. The foregoing recitals are hereby found to be true and correct and are hereby adopted and made a part hereof for all purposes as findings of fact.

Section Two. Property. The Property that is the subject to this Zoning District Reclassification is: **1100 BUCHANAN DRIVE** (LEGAL DESCRIPTION: BEING 1.22 ACRES OF LAND, MORE OR LESS, OUT OF THE JOHN HAMILTON SURVEY NO. 1, ABS. NO 405). as shown on **Exhibit “A”** hereto.

Section Three. Zoning District Reclassification. LIGHT-COMMERCIAL – DISTRICT “C-1” Zoning District Classification with a **Conditional Use Permit** for “AUTOMOBILE REPAIR” is hereby assigned to the Property described in section two.

Section Four. Property. The Property that is the subject to this Zoning District Reclassification is: **707 BUCHANAN DRIVE** (LEGAL DESCRIPTION: BEING 0.25 ACRES OF LAND, MORE OR LESS, TRACT 363, OUT OF THE JOHN HAMILTON SURVEY NO. 1, ABS. A0405) as shown on **Exhibit “B”** hereto.

Section Five. Zoning District Reclassification. GOVERNMENT – “G” Zoning District Classification is hereby assigned to the Property described in section two.

Section Six. Zoning Map Revision. The City Secretary is hereby authorized and directed to revise the Official Zoning Map to reflect the change in Zoning District Classification approved by this Ordinance.

Section Seven. Repealer. Other ordinances or parts of ordinances in conflict herewith are hereby repealed only to the extent of such conflict.

Section Eight. Severability. This Ordinance is severable as provided in City Code Section 1-7 as same may be amended, recodified or otherwise revised.

Section Nine. Effective Date. This ordinance is effective upon final passage and approval.

PASSED AND APPROVED on this the 9th day of December 2025.

CITY OF BURNET, TEXAS

Gary Wideman, Mayor

ATTEST:

Maria Gonzales, City Secretary

Exhibit "A"

**Location Map
1100 BUCHANAN DRIVE**



Exhibit "B"

**Location Map
707 BUCHANAN DRIVE**

